

TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

January 13, 2017

Attorney R. Thomas Abbate
P.O. Box 330098
West Hartford, CT 06133

RECEIVED

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TOWN COUNCIL OFFICE
West Hartford, CT

ITEM NO.

18

FILE NO.

780

SUBJECT: 119 South Street- SUP #1296

Dear Attorney Abbate:

At its regular meeting of January 4, 2017, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

119 South Street- Application (SUP #1296) of Elm-Cap Industries, Inc. (119 South Street, LLC Record Owner) requesting Special Use Permit approval for the installation of two separate crematory units for the cremation of human remains; one (1) Matthews PowerPak I, and one (1) Matthews PowerPak II. (Submitted for TPZ receipt on December 5, 2016. Required public hearing scheduled for January 4, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (Motion/Gillette; Second/Binkhorst) (Gillette seated for O'Donnell) (Binkhorst seated for Akin) to **APPROVE** this application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by February 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.



TOWN OF WEST HARTFORD

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January 13, 2017

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **January 25, 2017**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/TWWA

cc: Ronald Van Winkle, Town Manager
Mark McGovern, Director of Community Services
Todd Dumais, Town Planner
Subject File

Patrick Alair, Corporation Counsel
Essie Labrot, Town Clerk
Kristen Gorski, Economic Development Specialist